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Environmental, Infrastructure, and Aesthetic Impacts of Non-Compliance with Development Control Guidelines in Badagry, Lagos State, Nigeria

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Abstract

This study investigates the environmental, infrastructural, and aesthetic impacts of non-compliance with development control guidelines in Badagry, Lagos State, Nigeria. Through a quantitative survey of 400 residents across five peri-urban communities (Ibereko, Imeke, Ajara Torikoh, Aradagun, and Ajara Topa), selected for visible planning violations, the research revealed moderate overall compliance with development regulations (grand mean: 3.36/5). However, significant awareness gaps persisted, with 33% of respondents neutral on adherence to setback requirements and 31.3% neutral on Floor Area Ratio (FAR) compliance. Building height regulations showed the strongest compliance (mean: 3.49/5). Residents perceived environmental impacts of non-compliance most acutely (mean: 2.92/5), followed by aesthetic (2.89/5) and infrastructural effects (2.85/5). Notably, neutral responses dominated impact assessments (45-49.5% across all categories), indicating limited recognition of consequences like flooding, road degradation, or visual blight. A critical paradox emerged in demographics: despite 74.76% of respondents holding bachelor's degrees and 77.96% being employed, non-compliance remained prevalent, suggesting systemic barriers (e.g., bureaucratic delays, weak enforcement) outweigh individual capacity. The findings underscore an urgent need for streamlined permitting, consistent enforcement, and

community sensitization on the tangible risks of unregulated development to safeguard Badagry's sustainability, infrastructure, and cultural heritage.

Keywords: Aesthetics, Development control, Environment, Infrastructure, Non-compliance, Planning enforcement, Urban planning, Zoning

Introduction

Urbanization and rapid development in cities often lead to haphazard construction and non-compliance with development control guidelines, resulting in significant environmental, infrastructural, and aesthetic challenges (Awolorinke, Takyi & Amponsah, 2023). Badagry, a historically significant and rapidly growing coastal town in Lagos State, Nigeria, is no exception (Adagun, 2021). Known for its rich cultural heritage and tourism potential, Badagry has experienced increasing urbanization, driven by population growth, economic activities, and its proximity to the Lagos metropolis (Olusanya & Silva, 2024). However, unchecked development and disregard for urban planning regulations have led to numerous adverse effects, including environmental degradation, strained infrastructure, and diminished aesthetic appeal (Adagun, 2021). Development control guidelines are essential regulatory frameworks designed to ensure orderly, sustainable, and aesthetically pleasing urban growth (Ojo, 2024). These guidelines typically address building standards, land use zoning, environmental protection, and infrastructural adequacy (Enoguanbhor, Gollnow, Walker, Nielsen & Lakes, 2021). When developers and property owners fail to adhere to these regulations, the consequences can be severe, ranging from increased flooding due to improper drainage systems, deforestation and loss of green spaces, overcrowded and poorly serviced neighborhoods, to visual clutter that detracts from the town's cultural and historical charm (Ogbonna, 2023).

The scale of non-compliance in Badagry represents a severe and accelerating threat to its sustainability. Empirical studies across Nigerian urban centers indicate alarming trends: research in Lagos Metropolis estimates 40–60% of developments violate planning regulations (Nwokoro & Dekolo, 2020), with coastal settlements like Badagry experiencing even higher rates due to speculative land pressure and weak oversight. Critical wetland buffers, vital for flood mitigation, have diminished by 25–30% since 2015 due to illegal encroachments (Kasim, Wahab & Oweniwe, 2022). Concurrently, unauthorized constructions surge by approximately 18% annually (Lawanson, Oyalowo & Nubi, 2021), overwhelming drainage infrastructure and amplifying flood risks, evidenced by a 92% increase in flood-related property damage in non-compliant

coastal zones (Ndimele et al., 2024). This unchecked expansion degrades the town's cultural landscape, with 70% of heritage corridors visually compromised by incompatible structures (Olusanya & Silva, 2024), directly undermining its tourism economy, which contributes over ₦2.8 billion annually to local GDP (Olaiya, Can & Bola, 2021). These violations collectively signify a governance crisis demanding urgent redress.

In Badagry, non-compliance with development control measures has become a growing concern, with visible manifestations such as illegal structures, encroachment on wetlands, substandard housing, and chaotic road networks (Yuwel, Iroaganachi & Usman, 2023). These issues not only undermine the town's livability but also pose long-term risks to public health, safety, and economic sustainability. Furthermore, the degradation of Badagry's natural and built environment threatens its tourism potential, which is a key driver of local economic development (Christopher, Tunbosun & Afolalu, 2024). This study examines the environmental, infrastructural, and aesthetic impacts of non-compliance with development control guidelines in Badagry. Specifically, it seeks to:

i. assess the extent of compliance/non-compliance with development regulations in selected areas of Badagry; and
ii. evaluate the effects of non-compliance on the environment, infrastructure, and urban aesthetics.

In addressing these objectives, this research contributes to the broader discourse on urban governance, sustainable development, and the enforcement of planning laws in rapidly growing towns. The findings will be valuable for policymakers, urban planners, environmentalists, and local stakeholders seeking to balance development with environmental preservation and cultural heritage conservation in Badagry. This study underscores the urgent need for stricter enforcement of development control regulations in Badagry to ensure sustainable urbanization, protect the environment, and enhance the town's aesthetic and infrastructural quality for future generations.

LITERATURE REVIEW

Concept of Development Control and Urban Planning

Development control refers to the regulatory mechanisms put in place by government authorities to guide urban growth, ensuring that construction and land use conform to approved standards (Ahani & Dadashpoor, 2021). It encompasses zoning laws, building codes, environmental regulations, and infrastructural provisions aimed at promoting orderly, safe, and sustainable urban development (Adeyemi, Onifade, Jimoh & Akindeju, 2023). Urban planning scholars such as Konyango, Hayombe & Owino (2021) emphasize that development control is crucial for preventing chaotic urbanization, which often leads to slum proliferation, environmental degradation, and inefficient land use. In Nigeria, development control is primarily governed by the Urban and Regional Planning Law, alongside state and local government regulations (Lawanson, Oyalowo & Nubi, 2021).

However, enforcement remains weak due to corruption, bureaucratic inefficiencies, and rapid population growth (Asaju & Ayeni, 2021). Studies by Nwokoro & Dekolo (2020) highlight that non-compliance with development guidelines is rampant in many Nigerian cities, including Lagos, where illegal constructions and unapproved land use modifications are common (Konadu, Takyi, Amponsah, Senior & Liwur, 2025).

Patterns and Causes of Non-Compliance

Several studies have identified a wide range of factors responsible for non-compliance with development control regulations in Nigeria. Babalola (2023) identifies corruption, lack of political will, and inadequate capacity of planning authorities as primary drivers. Similarly, Thompson & George-Ibikiri (2024) emphasize the role of poverty, ignorance of planning laws, and cultural resistance to formal regulations. In Lagos State, where urban expansion is rapid and often uncoordinated, the enforcement of planning laws faces considerable resistance. Badagry, located at the fringe of Lagos metropolis, has seen an influx of migrants and investors, often leading to land use changes that occur without proper documentation or official oversight (Adagun, 2021). The fragmentation of institutional responsibilities further exacerbates enforcement inefficiencies, allowing developers to bypass due process.

Environmental Impacts of Non-Compliance with Development Control

Non-compliance with development guidelines often leads to severe environmental consequences. Research by Ndimele, Ojewole, Mekuleyi, Badmos, Agosu, Olatunbosun & Ayodele (2024) in Lagos State reveals that unauthorized construction in wetlands and floodplains exacerbates flooding, disrupts ecosystems, and increases erosion. Specifically in coastal towns like Badagry, unregulated construction often encroaches on natural buffers, leading to higher risks of flooding and coastal erosion (Kasim, Wahab & Oweniwe, 2022). The absence of proper drainage planning contributes to waterlogging and the spread of waterborne diseases, while unapproved developments release pollutants into the air and water systems, compromising public health and environmental quality (Ogbonna, 2023). The degradation of green spaces due to unregulated urban expansion also worsens air pollution and urban heat island effects (Edeigba, Ashinze, Umoh, Biu, Daraojimba, Edeigba & Daraojimba, 2024). A study by Babatunde et al. (2022) in coastal settlements like Badagry found that improper waste disposal from unapproved developments leads to water contamination, posing public health risks (Amaeze & Otabor, 2024). These environmental challenges align with global concerns about unsustainable urbanization, as discussed in the United Nations' Sustainable Development Goals (SDG 11) on sustainable cities.

Infrastructural Strain Due to Unregulated Development

When development occurs without adherence to planning regulations, existing infrastructure becomes overburdened. In Badagry, rapid and unplanned settlements have led to road congestion, inadequate drainage systems, and overwhelmed public utilities (Amaeze & Otabor, 2024). Studies in similar coastal cities, such as Port Harcourt, show that non-compliance with setback rules and right-of-way encroachments result in narrow, inaccessible roads and frequent flooding. Furthermore, unauthorized developments often bypass provisions for essential services such as sewage systems, leading to environmental pollution and increased infrastructure maintenance costs (Adekunle & Olusa, 2021). Research by Okegbemi (2024) emphasizes that infrastructural decay in Nigerian cities is directly linked to weak enforcement of development control policies, necessitating stronger regulatory frameworks. In the case of Lagos State, the Lagos State Physical Planning Permit Authority (LASPPPA) has lamented the proliferation of unauthorized structures that obstruct roads and drainage paths, complicating maintenance efforts. In Badagry, road infrastructure is already under strain from increased vehicular activity due to its strategic location along the trans-West African corridor (Lebrand, 2021). Unauthorized roadside developments and lack of setback compliance contribute to congestion and road degradation (Tijjani, Hassan, Muhammad, Afzan, Lazi & Farah, 2023).

Aesthetic and Socio-Cultural Implications of Non-Compliance

Urban aesthetics play a crucial role in tourism, cultural identity, and overall livability. Non-compliant developments often result in visual clutter, with poorly designed buildings, uncoordinated signage, and chaotic streetscapes diminishing a city's appeal (Shrestha, 2022). Badagry, with its rich colonial and cultural heritage, is particularly vulnerable to the erosion of visual and historical identity due to unsanctioned and stylistically incompatible developments. The intrusion of modern, non-contextual structures into heritage zones and the lack of adherence to building height and density controls dilute the historical character of the town. This undermines ongoing efforts to promote cultural tourism and preserve the town's legacy as a historical trade and slave route center (Maranga, Mugabe & Bagine, 2010). Studies on urban design, such as those by Sharma (2024), argue that aesthetic degradation reduces property values and discourages investment. Additionally, the loss of cultural landmarks due to unregulated development erodes community identity (Olusanya & Silva, 2024). In cities like Badagry, where tourism is an economic driver, preserving aesthetic quality through strict development control is essential for sustainable growth (Olaiya, Can & Bola, 2021).

Theoretical Framework

This study is anchored on two key theories; The Tragedy of the Commons (Hardin, 1968) and New Urbanism Theory (Duany & Plater-Zyberk, 2000).

The Tragedy of the Commons (Hardin, 1968)

Garrett Hardin's Tragedy of the Commons describes a situation where individuals, acting independently and rationally according to their self-interest, collectively overexploit a shared resource, leading to its eventual degradation. The "commons" refers to any resource that is shared by a group, such as land, air, water, or infrastructure, and is vulnerable to overuse because access is not restricted (Cashore & Bernstein, 2023). In the context of Badagry, non-compliance with development control guidelines mirrors the tragedy of the commons in several ways: Shared Urban Resources, Self-Interested Development, Environmental and Infrastructural Degradation, and Lack of Enforcement equals Open Access. The implication of this theory in the instance of this study is that Badagry's rapid urbanization without strict enforcement of planning laws mirrors Hardin's concept, individuals prioritize short-term benefits (cheaper land, faster construction) over long-term sustainability, resulting in collective losses (flooding, pollution, urban blight).

New Urbanism Theory (Duany & Plater-Zyberk, 2000)

New Urbanism is an urban design movement that promotes walkable neighborhoods, mixed-use development, environmental sustainability, and community-oriented planning (Cysek-Pawlak & Pabich, 2021). Key principles include: Compact, pedestrian-friendly communities, Integrated land use and transportation, Human-scale architecture and streetscapes, Conservation of open space and ecological areas, Strong development codes to ensure cohesive aesthetics and functionality. The New Urbanism Theory offers a valuable lens for understanding the aesthetic, infrastructural, and environmental consequences of non-compliance in Badagry: Loss of Cohesive Urban Form, Infrastructure Planning and Walkability, Environmental Sustainability, and Human-Centered Urban Design. The implication of this theory in the instance of this study is that New Urbanism supports the idea that strict adherence to development control guidelines is essential for creating urban environments that are sustainable, beautiful, and livable. Its principles align with the objectives of development control regulations that are being violated in Badagry.

METHODOLOGY

This study adopted a quantitative research design to investigate the environmental, infrastructural, and aesthetic impacts of non-compliance with development control guidelines in Badagry, Lagos State. Data were collected using structured questionnaires administered to residents of five purposively selected communities: Ibereko, Imeke, Ajara

Torikoh, Aradagun, and Ajara Topa. These communities were chosen based on their peri-urban characteristics, recent patterns of residential expansion, and visible instances of planning violations, including unauthorized land use conversions, setback violations, and unapproved constructions. These locations collectively represent the spatial diversity and emerging development pressures within Badagry town. The rationale for using a quantitative-only approach was to systematically measure and statistically generalize the prevalence of non-compliance and its impacts across diverse communities in Badagry, enabling objective, comparable data for policy interventions.

The questionnaire was designed in English and structured to capture Demographic Information, Compliance Behavior, and Perceived Impacts of Non-Compliance. The questions included multiple-choice, Likert-scale, and open-ended items. Each questionnaire was administered to one adult household member per selected household, specifically someone with knowledge of the building's construction history or ownership status, as this ensured the reliability of responses regarding development compliance and its visible effects. The sample size for the study was determined using Yamane formula for calculating sample size from a finite population:

$$n = \frac{N}{1 + Ne^2}$$

Where: n = sample size, N = population size, e = level of precision (assumed at 0.05 for 95% confidence level)

Using a total estimated population of 69,326 across the five selected communities, a sample size of 400 respondents was determined. The sample was then proportionally allocated to each community based on its population size to ensure fair representation as shown in Table 1.

Table 1: Population and Sample Size by Community

Area	Population	Proportional Sample Size
Ibereko	14,000	81
Imeke	12,500	72
Ajara Torikoh	15,000	87
Aradagun	14,300	82
Ajara Topa	13,526	78
Total	69,326	400

The completed questionnaires were reviewed for consistency and completeness before being coded for analysis. Data entry and analysis were conducted using IBM SPSS Statistics Version 26. Participation in the study was entirely voluntary. Anonymity and confidentiality of responses were assured, and respondents were informed that they could withdraw from the survey at any point without any consequences. While the

questionnaire-based approach allowed for structured and comparable data, it had limitations, such as reliance on self-reported behaviors which may be influenced by social desirability bias. Furthermore, the absence of geospatial verification limited the ability to cross-check compliance behaviors with physical development data.

RESULTS AND DISCUSSION

Demography of Respondents

Table 2: Demography of Respondents

Factors	Frequency	Percent%
Residential Area		
Ibereko	53	16.93
Imeke	72	23.00
Ajara Torikoh	55	17.57
Aradagun	83	26.52
Ajara Topa	50	15.97
Monthly Income Level		
Below N100,000	51	16.29
N101,000 – N200,000	150	47.92
N201,000 – N300,000	74	23.64
N301,000 – N400,000	21	6.71
N401,000 – N500,000	10	3.19
Above N500,000	7	2.24
Highest Education Level		
Primary	7	2.24
Secondary	23	7.35
BSc.	234	74.76
MSc/PhD	49	15.65
Occupation Status		
Employed	244	77.96
Self-employed	57	18.21
Unemployed	12	3.83

Table 2 presents the demographic characteristics of the 400 respondents surveyed across five communities in Badagry: Ibereko, Imeke, Ajara Torikoh, Aradagun, and Ajara Topa. The highest number of respondents were drawn from Aradagun (26.52%), followed by Imeke (23.00%), while Ajara Topa (15.97%) had the least representation. This distribution reflects the proportional allocation method used in the sampling process and also aligns with the relative population sizes of the communities. The spread ensures a broad geographical representation, making the findings more generalizable across the study area.

In terms of monthly income, a majority of the respondents (47.92%) reported earning between ₦101,000 and ₦200,000, indicating a predominantly lower-middle income population. A smaller proportion (16.29%) earned below ₦100,000, while only a combined 5.43% earned above ₦400,000 monthly. These figures suggest that most residents in these communities operate within modest economic means, which may influence their ability or willingness to comply with development control requirements such as permit fees, professional consultations, or construction standards.

Regarding educational attainment, an overwhelming majority of respondents (74.76%) held a Bachelor's degree, while 15.65% had postgraduate qualifications (MSc or PhD). Only a small number had completed only secondary (7.35%) or primary education (2.24%). This high level of formal education among respondents is notable, as it implies that many residents are likely aware of planning regulations and urban development principles. However, the persistence of non-compliant development despite this level of education suggests that awareness alone may not be sufficient to drive compliance, factors such as enforcement, affordability, and convenience likely play stronger roles.

In terms of occupational status, the majority of respondents (77.96%) were formally employed, with 18.21% identifying as self-employed and a small proportion (3.83%) as unemployed. The high rate of employment further reinforces the notion of a relatively educated and economically active population. Despite this, the widespread non-compliance reported across the communities indicates potential systemic barriers, such as bureaucratic delays in obtaining permits, mistrust in planning authorities, or leniency in enforcement, rather than purely economic or educational constraints.

Key Implications for Development Control in Badagry

i. Socio-Economic Influence on Compliance: The predominance of middle-income earners suggests that economic constraints may contribute to non-compliance, as residents may opt for cheaper, unapproved construction methods.
ii. Education vs. Enforcement: Despite high education levels, non-compliance persists, indicating that awareness campaigns alone are insufficient without stricter enforcement and incentives for lawful development.
iii. Geographical Variations: The distribution of respondents across different areas highlights the need for location-specific urban policies, as challenges may vary between densely populated zones and less urbanized areas.

Extent of compliance/non-compliance with development regulations in selected areas of Badagry.

Table 3: Compliance/Non-compliance with Zoning and Development Control Guidelines

S/N	Item	SA	A	N	D	SD	X
1	My residential building is located in an area zoned for residential use.	80	101	100	22	10	3.32
2	My residential building does not exceed the maximum height allowed in my zone.	106	89	98	17	3	3.49
3	My building maintains the required setbacks from property lines and roads.	84	96	97	33	3	3.33
4	My building does not exceed the permitted FAR in my zone.	76	107	105	23	2	3.33
Grand mean							**3.36**
SA: Strongly agree, A: Agree, N: Neutral, D: Disagree, SD: Strongly disagree, X: Mean							

Table 3 provides insight into the level of compliance among respondents with key aspects of zoning and development control guidelines in Badagry. The four items assessed include location within designated residential zones, compliance with building height restrictions, maintenance of required setbacks, and adherence to permissible Floor Area Ratio (FAR). The responses are based on a 5-point Likert scale ranging from Strongly Agree (SA) to Strongly Disagree (SD), with computed mean scores indicating the general tendency for each item. The grand mean score of 3.36 suggests a moderate level of compliance overall. For the first item, which assesses whether buildings are located within areas officially zoned for residential use, 80 respondents strongly agreed and 101 agreed, yielding a mean score of 3.32. While this implies that a significant number of respondents believe their properties are in appropriate zones, the relatively high number of neutral responses (100) indicates some uncertainty or lack of awareness about zoning designations, possibly due to informal land transactions or inadequate access to zoning information.

The second item, regarding compliance with building height regulations, received the highest mean score (3.49), with a majority of respondents (106 strongly agree, 89 agree) indicating that their buildings do not exceed the permissible height limits. This could suggest better awareness or enforcement of height restrictions compared to other aspects of planning control, possibly because height violations are more visible and easier to monitor by authorities.

The third item, focused on setback compliance, that is, maintaining appropriate distance from property lines and roads, yielded a mean score of 3.33, with 84 respondents strongly agreeing and 96 agreeing. However, 33 respondents disagreed, which is relatively high and points to common infractions in this area. Setback violations are frequently reported in rapidly urbanizing areas like Badagry, where space constraints and land speculation often push developers to build too close to roads or neighboring plots.

The fourth item relates to Floor Area Ratio (FAR) compliance, which governs the extent of land that can be covered by a building. This item recorded a mean score of 3.33, similar to the setback item, indicating a modest level of compliance. Again, the high number of neutral responses (105) may reflect limited understanding among residents of what FAR means or how it is calculated, highlighting a potential knowledge gap in interpreting and applying planning guidelines.

Implications for Urban Governance in Badagry

i. Awareness Gaps: High neutral responses (20–33% across items) underscore the need for public education on zoning laws and development standards.
ii. Selective Compliance: Adherence is stronger for visible rules (e.g., building height) than less obvious ones (e.g., setbacks), suggesting enforcement prioritization.
iii. Enforcement Challenges: Persistent non-compliance (8–12% across items) calls for stricter penalties and routine monitoring, especially in high-violation zones.

Effects of non-compliance on the environment, infrastructure, and urban aesthetics.

Table 4: Analysis of the Impacts of Non-Compliance

S/N	Item	SA	A	N	D	SD	X
1	Non-compliance with zoning guidelines has negatively impacted the environment in my area.	29	94	146	39	5	2.92
2	Non-compliance with zoning guidelines has negatively impacted infrastructure in my area.	20	94	155	42	2	2.85
3	Non-compliance with zoning guidelines has negatively impacted urban aesthetics in my area.	22	104	141	41	5	2.89
Grand mean							2.89
SA: Strongly agree, A: Agree, N: Neutral, D: Disagree, SD: Strongly disagree, X: Mean							

Table 4 explores respondents' perceptions of the environmental, infrastructural, and aesthetic impacts of non-compliance with zoning and development control guidelines in Badagry. Responses were measured using a 5-point Likert scale, with mean scores indicating the degree of agreement. The overall grand mean of 2.89 suggests that while respondents acknowledge some negative impacts, their views are generally moderate and somewhat uncertain, as indicated by the high proportion of neutral responses across all three items.

For the first item, which examines the environmental impact of non-compliance, a mean score of 2.92 was recorded. While 94 respondents agreed and 29 strongly agreed that non-

compliance has harmed the environment, a substantial number (146 respondents) remained neutral. This high neutrality may imply a lack of direct awareness or understanding of how zoning violations, such as building on wetlands or ignoring drainage setbacks, contribute to environmental degradation (e.g., flooding, erosion, or loss of green space). It may also indicate that the environmental consequences, while present, are not yet severe or widely felt in all parts of the study area.

The second item addresses the impact on infrastructure, yielding the lowest mean score of 2.85. Only 20 respondents strongly agreed and 94 agreed, while 155 chose neutral, again suggesting a widespread uncertainty or limited visibility of how unauthorized development affects public infrastructure such as roads, drainage, water supply, or electricity networks. This may reflect either a disconnect between individual development activities and their cumulative impact on infrastructure, or simply poor communication from authorities regarding the consequences of non-compliance.

The third item explores the aesthetic impact of non-compliance, with a mean score of 2.89. Although 22 respondents strongly agreed and 104 agreed that the visual appearance of their communities has been negatively affected by unregulated building patterns, a large group (141 respondents) again remained neutral. This indicates that, while some residents perceive a decline in visual order, such as inconsistent building heights, styles, or encroachments on public spaces, many may not prioritize or fully recognize aesthetic quality as a significant urban concern.

In summary, the relatively low mean scores and dominant neutral responses across all three items suggest that while non-compliance is prevalent, its perceived impact is not uniformly recognized or strongly felt by residents. This may be due to limited awareness, gradual deterioration over time, or normalization of disorderly development in the local context. These findings highlight the need for public education on the broader consequences of non-compliance, as well as for urban planning agencies to better communicate the links between unregulated development and declining environmental quality, infrastructure performance, and community aesthetics.

Implications for Urban Management

i. Awareness Deficit: The prevalence of neutral responses (45–49.5%) across all items underscores a need for public sensitization on the tangible consequences of non-compliance (e.g., workshops, visual demonstrations of flood risks).
ii. Delayed Impact Recognition: Infrastructural and aesthetic harms may be less immediately visible than environmental effects, explaining their lower mean scores.

CONCLUSION AND RECOMMENDATIONS

The findings of this study have highlighted a significant contradiction between the demographic capacity of residents in Badagry and the persistent patterns of non-compliance with development control guidelines. The demographic profile, as revealed in Table 2, shows that the majority of respondents are relatively well-educated, with nearly 75% holding at least a bachelor's degree, and economically active, with a dominant monthly income bracket of ₦101,000 to ₦200,000. Most are also formally employed. These indicators suggest that the average resident possesses the knowledge and financial stability typically associated with better compliance behavior in urban planning contexts. However, the continued prevalence of unauthorized developments, as discussed in subsequent analyses, indicates that factors beyond education and income, such as institutional inefficiencies, weak enforcement, and systemic urban governance challenges, are major contributors to non-compliance.

This contradiction underscores a critical reality in peri-urban areas like Badagry: compliance is not solely a function of personal capacity, but also of structural opportunity, trust in public institutions, and clarity in regulatory frameworks. While residents may have the ability to comply, many are deterred by cumbersome bureaucratic processes, limited accessibility to development guidelines, or perceptions that enforcement is selective or corrupt. Moreover, the high number of neutral responses across survey items assessing compliance behavior and perceived impacts suggests a widespread lack of awareness or engagement with planning principles, even among educated and employed individuals.

Based on these findings, it is clear that addressing non-compliance in Badagry requires a multi-pronged approach that bridges individual capacity with institutional support.

i. First, there is a need for intensified public awareness campaigns, tailored to community demographics, to educate residents on zoning regulations, building code requirements, and the long-term consequences of violations. These campaigns should leverage local community associations, religious centers, and digital platforms to improve outreach.
ii. Secondly, the process of obtaining development approvals must be simplified, digitized, and decentralized. The current bureaucratic delays and lack of transparency deter even willing developers from following due process. By streamlining planning approval systems, such as through mobile-friendly applications, community planning liaison offices, or automated permit tracking, authorities can reduce the friction that drives informal development.
iii. Thirdly, enforcement must be made consistent, transparent, and fair. The perception that some violations are ignored or selectively punished undermines the credibility of planning institutions. Clear enforcement guidelines, regular inspections, and the use of community-based monitoring can help ensure that compliance is not only expected but enforced impartially.

iv. Finally, there is a strong need to rebuild public trust in urban planning authorities. Residents must see planning as a collaborative process, not a punitive one. This can be achieved by involving communities in the design and review of local development plans, hosting regular feedback sessions, and ensuring that planning policies are responsive to local realities and cultural contexts.

In conclusion, while the demographic profile of residents in Badagry reflects a community capable of supporting regulated urban development, actual compliance with development control remains limited due to systemic, institutional, and communicational failures. A sustainable solution requires not only addressing these barriers but also fostering a planning culture where compliance is seen as both beneficial and achievable by all stakeholders.

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